

Utah Commercial and Savings Bank
22 East First South Street
Salt Lake City
Salt Lake County
Utah

HABS No. U-72

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. U-72

UTAH COMMERCIAL AND SAVINGS BANK

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Location: 22 East First South Street
Salt Lake City
Salt Lake County
Utah
Geographic Location Code: 43-1700-935
Latitude: 40 46' 1" N Longitude: 111 53' 24" W

Present Owner: Zions Securities Corporation.

Present Occupant: The structure is leased by Murray S. McInnes.

Present Use: Commercial

Statement of Significance: A well preserved example of a business building of 1890 designed by Richard K. A. Kletting, Utah's most important architect of that period.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

June 1889 - William H. Rowe.
June 1889 - Utah Commercial and Savings Bank.
April 1912 - Zions Savings Bank & Trust.
December 1925 - Am. D. Snow.
January 1961 - Zions Securities Corporation.

2. Date of erection: 1890

3. Architect: Richard K. A. Kletting

4. Builders, suppliers, etc.: Unknown.

5. Notes on original plan and construction of building:

The building is substantially as originally built except for some modification. All back windows have been replaced. Some of the original tile and wood floors have been replaced with parquet. Plaster has been removed from some walls and the sandstone and brick exposed. The main floor interior walls are basically the same. The second floor walls have been altered.

B. Historical Events and Persons Associated with the Building: 17

"Mr. Francis Armstrong was one of the organizers of the Utah Commercial and Savings Bank and at its organization was elected the first President, on May 31, 1899,* shortly before his death, when he was succeeded by his son William G."

"The company is organized for the purpose of conducting a general banking business and is to exist for a period of 50 years.... the officers are Francis Armstrong, president; P. W. Madsen, vice-president; M. E. Cummings, cashier; C. E. Pomeroy, assistant cashier; and these gentlemen with T. W. Ellerbeck, G. M. Cannon, B. Roberts, A. C. Brizen and L. C. Karrick form the board of directors."

The building was first occupied by the Bank in the spring of 1890. "Its red sandstone facade was designed by Richard K. A. Kletting whose richly carved ornament was here derived from H. H. Richardson."

"The Commercial Savings Bank Building will have the finest front of any building in Utah."

The building, since the Bank's closing, has been used for a variety of commercial purposes. The basement presently contains the Red Apple Restaurant, Le Galerie Gift Shop, a potter (fire and design). The main floor has a womens' and mens' clothing shop, The Village Brownstone and the Co. The headquarters for the American Institute of Architects, an advertising agency and Mr. Boyd Blackner, Architect, are on the second floor.

C. Sources of Information:

1. Primary and unpublished sources:

Abstract of Deeds, Salt Lake City.

2. Bibliography:

Biographical Record of Salt Lake City and Vicinity, National Historical Record Co., Chicago, 1902, p. 141.

Fohlin, E.V., Salt Lake City Past and Present, E. V. Fohlin, Salt Lake City, Utah, 1908, p. 91, 108.

*date is in error, should be 1889.

Goeldner, Paul, Utah Catalog Historic American Buildings Survey, Salt Lake City, Utah, Utah Heritage Foundation, 1969.

"Our Business Affairs", The Daily Tribune, May 17, 1889

"Our Business Affairs", The Daily Tribune, June 1, 1889

"Our Business Affairs", The Daily Tribune, July 28, 1889

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PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural interest: This is a well-preserved example of a business building of 1890 designed by Richard K. A. Kletting, Utah's most important architect of that period.
2. Condition of fabric: Good, some of stone weather-worn.

B. Description of Exterior:

1. Over-all dimensions: This rectangular business building of three stories plus basement has a facade 36'7" wide; 54' 11" high from walk.
2. Foundations: Red sandstone
3. Wall construction, finish, and color: Red sandstone smooth, scored and carved with leaf and basketweave designs on a variety of projecting elements.
4. Structural system, framing: Masonry; wood framed floors and roof.
5. Porches and stoops: A flight of steps of nine risers bridges the areaway and goes up to the front entrances.
6. Chimneys: None in facade.
7. Openings:
 - a. Doorways and doors: Recesses at basement and first floor shelter the entrances to the shops on each side and at the first floor a door to the stairs to offices above. First floor doors are pairs with large and small panels of plate glass in the upper halves, wood panels below. The finish is very dark. Basement doors are single leaves with large glass panels in the upper half.
 - b. Windows: Plate glass at basement; plate glass with transoms, first floor, Double hung transoms, second and third floors.

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8. Roof:

- a. Shape, covering: Single slope to rear behind parapet.
- b. Parapet: Horizontal parapet with steep triangular projection at center.

C. Site and Surroundings:

1. Orientation: Faces East First South Street on the north.
2. Outbuildings: Adjoined to the west by a large four-story store block and on the east by a two story store front.
3. Landscaping and walks, enclosures: Abuts the side-walk.

Prepared by Paul Goeldner, AIA
Supervisory Architect
Utah Project 1968
September 3, 1968